

46 50



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
2003-0395	Special Use Permit	In Committee
Special Use application submitted by Ramco-Gershenson, Inc., on behalf of Capital Fitness, Inc., to establish a health club facility at the West Allis Towne Centre within the former Builder Square located at 6740 W. Greenfield Ave. (Tax Key 439-0001-008).		
Introduced: 6/3/2003		Controlling Body: Safety & Development Committee Plan Commission

COMMITTEE RECOMMENDATION

File

MOVER: Reinke AYES 5 NOES 0

SECONDER: Narlock EXCUSED _____

COMMITTEE ACTION DATE 6/3/03 7/1/03

SIGNATURES OF COMMITTEE MEMBERS

[Signature]
Chair

Vice-Chair

COMMON COUNCIL ACTION

Placed on file

FINAL ACTION DATE 7-1-03

MOVER:

Lajsic

SECONDER:

Narlock

	AYE	NO
1. Barczak	<input checked="" type="checkbox"/>	_____
2. Czaplewski	<input checked="" type="checkbox"/>	_____
3. Kopplin	<input checked="" type="checkbox"/>	_____
4. Lajsic	<input checked="" type="checkbox"/>	_____
5. [Redacted]		_____
6. Narlock	<input checked="" type="checkbox"/>	_____
7. Reinke	<input checked="" type="checkbox"/>	_____
8. Sengstock	<input checked="" type="checkbox"/>	_____
9. Trudell	<input checked="" type="checkbox"/>	_____
10. Vitale	<input checked="" type="checkbox"/>	_____
<u>Weigel</u>	<input checked="" type="checkbox"/>	_____
TOTAL	<u>9</u>	<u>0</u>

Planning Application Form

City of West Allis ■ 7525 West Greenfield Avenue, West Allis, Wisconsin 53214
414/302-8460 ■ 414/302-8401 (Fax) ■ http://www.ci.west-allis.wi.us

Applicant or Agent for Applicant
Name Chuck Bludworth
Company Ramco-Gershenson, Inc.
Address 27600 Northwestern Hwy, Ste 200
City Southfield State MI Zip 48034
Daytime Phone Number 248-350-9900
Project Name/New Company Name (if applicable) West Allis Towne Center

Agent is Representing ^(Owner/Co-owner)
Name Joe Whiteside
Company CAPITAL FITNESS, INC.
Address 47W210 Rte. 30
City Big Rock State IL Zip 60511
Daytime Phone Number 630.556.3731

Check if the above is agent for applicant and complete Agent is Representing Section in upper right of form.
Agent Address will be used for all official correspondence.

Application Type and Fee

- Request for Rezoning: \$400.00 (Public Hearing required)
Existing Zoning: _____ Proposed Zoning: _____
- Request for Ordinance Amendment \$400.00
- Special Use: \$300.00 (Public Hearing required)
- Site, Landscaping, Architectural Reviews
- Certified Survey Map: \$125.00 + \$12.25 for first page + \$3.00 for each additional page + \$30.00 County Treasurer
- Planned Development District (Public Hearing required)
- Residential: \$500.00
- Industrial/Commercial: \$500.00
- Subdivision Plat: \$125.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Sign: Permit Fee _____
- Conceptual Project Review _____
- Street or Alley Vacation: \$250.00
- Board of Appeals: \$100.00

Property Information
Property Address 6740 Greenfield Road
Tax Key Number 38-3375328
Current Zoning C-3
Property Owner Ramco Properties Assoc. Limited Partnership
Property Owner's Address 27600 Northwestern Hwy, Southfield, MI
Existing Use of Property Retail Commercial
Lot Size Approx. 23.474 Acres
Structure Size 80,000 SF Addition _____
Development cost estimate \$4,000,000
Landscaping cost estimate \$36,895
For multi-tenant buildings, area occupied 329,614 Gross Leasable Area
Previous Occupant Builders Square

Attach legal description for Rezoning, Conditional Use or Planned Development District (PDD)

Description of Proposal

Details of proposal; plans of operation; hours of operation; frequency of deliveries to site; number of employees; description of any interior/exterior modifications or additions to be made to property; frequency of customer visits; any outside storage (dumpsters, trucks, materials...); number of parking stalls; screening/buffer type; any other information available.
PLEASE EXPLAIN IN DETAIL (Attach additional pages if necessary)

Landscape and lighting upgrade along with interior and exterior modification of the Major C building for use as a Health Club.

Attached Plans Include: (Application is incomplete without required plans, see handout for requirements)

- Site Plan
- Floor Plans
- Elevations
- Signage Plan
- Legal Description
- Certified Survey Map
- Landscaping/Screening Plan
- Grading Plan
- Utility System Plan
- Other _____

Applicant or Agent Signature Chuck Bludworth Date: 5-2-03

Subscribed and sworn to me this 2 day of May 2003

Notary Public: Denise Frances Cook
My Commission: DENISE FRANCES COOK

NOTARY PUBLIC OAKLAND CO., MI
Please make your commission expires on Jan 26, 2007
City of West Allis

Please do not write in this box

Application Accepted and Authorized by: _____

Date: _____

Meeting Date: _____

Total Fee: _____

@: Steve Schaefer

(2003-0395)

CITY CLERK REMIT
Special Use Permit REMIT
HC0503001778001 5/29/03 PAID
\$300.00
PAYOR: REINHART BOERNER VAN DUREN SC



May 29, 2003

Deborah C. Tomczyk, Esq.
Direct Dial: 414-298-8331
dtomczyk@reinhartlaw.com

DELIVERED BY MESSENGER

Steven J. Schaer, AICP
Planning and Zoning Division Manager
City of West Allis
7525 West Greenfield Avenue
West Allis, WI 53214

CITY OF WEST ALLIS
DEPARTMENT OF DEVELOPMENT
MAY 29 2003
RECEIVED

Dear Steve:

Re: 6740 West Greenfield Avenue

As I believe you heard from Joe Whiteside, Capital Fitness, Inc. desires to revise its special use permit application for a fitness center, gym and health club at the former Builder's Square store. As approved by the Plan Commission for the previous application, Capital Fitness will initially renovate and occupy up to 45,000 square feet of space, but it also seeks approval to allow expansion into the remainder of the Builder's Square building (a total of 80,000 square feet of space plus the former outdoor garden center area). I enclose an application form and another \$300 fee to begin the processing of our application.

Thank you for your cooperation in this matter. Please call me at your convenience to discuss the processing of this revised application.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Deborah C. Tomczyk'.
Deborah C. Tomczyk

MW\984829DCT:BLU

Encs.

cc Mr. Joe Whiteside
Mr. Bruce T. Block

RECEIVED
MAY 29 2003

CITY OF WEST ALLIS
CLERK/TREASURER

CITY OF WEST ALLIS

General Receipt

030529

HC05030017780001 5/29/03 3:17PM

PAYOR:REINHART BOERNER VAN DEUREN SC

100000452403 [REMIT]

~~Special Use Permit~~ ----- \$300.00

TOTAL AMOUNT DUE \$300.00

TOTAL PAID BY CHECK ---- \$300.00

TOTAL PAID ----- \$300.00



CITY OF WEST ALLIS

WISCONSIN



City Clerk/Treasurer Office

Paul M. Ziehler
*City Administrative Officer
Clerk/Treasurer*

July 8, 2003

Dorothy E. Steinke
Deputy City Treasurer

Monica Schultz
Assistant City Clerk

Chuck Blutworth
Ramco-Gershenson, Inc.
27600 Northwestern Highway, Suite 200
Southfield, MI 48034

Dear Mr. Blutworth:

On July 1, 2003, the Common Council approved your Special Use Application on behalf of Capital Fitness, Inc. to establish a health club facility at the West Allis Towne Centre within the former Builders Square building located at 6740 W. Greenfield Ave.

A copy of Resolution No. R-2003-0210 is enclosed.

Sincerely,

Paul M. Ziehler
City Administrative Officer
Clerk/Treasurer

/hc
enc.

cc: John Stibal
Ted Atkinson
Steve Schaer
Barb Burkee
Jonathan Ward
Charles Ruud